



PLANNING COMMISSION AGENDA REPORT

VI. 5

MEETING DATE: OCTOBER 8, 2007

ITEM NUMBER:

SUBJECT: FINAL MASTER PLAN PA-07-18 / VESTING TENTATIVE TRACT MAP VT-17207 FOR THE SYMPHONY TOWERS HIGH-RISE RESIDENTIAL PROJECT AT 585/595 ANTON BLVD

DATE: SEPTEMBER 26, 2007

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, ACTING PRINCIPAL PLANNER, (714) 754-5278

DESCRIPTION

The proposed Symphony Towers High-Rise Residential Project involves the following:

- Final Master Plan PA-07-18: (a) demolition of 17,529 sq.ft. of existing restaurants and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1040 parking stalls, and an additional 6,000 sq.ft. of ancillary retail in Tower II located at 585/595 Anton Boulevard in a PDC zone.
- Vesting Tentative Tract Map VT-17207: for a subdivision for common-interest development purposes and for a reduction of the landscape easement (25 feet—existing, 16 to 20 feet—proposed) adjacent to Avenue of the Arts and Anton Boulevard within the project limits.

APPLICANT

Patrick Tooley of Wilson Meany Sullivan, authorized agent for property owners J.K. Sakioka Company/Stockbridge/MCC-South Coast/AMS Craig.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions, by adoption of the attached resolution:

- Approve Final Master Plan PA-07-18.
- Approve Vesting Tentative Tract Map VT-17207, inclusive of a condition of approval requiring Council approval for a reduction of the landscape easement (25 feet—existing, 16 to 20 feet—proposed) along Avenue of the Arts and Anton Boulevard within the project limits.

Claire L. Flynn

CLAIRE L. FLYNN, AICP
Acting Principal Planner

Kimberly Brandt

KIMBERLY BRANDT, AICP
Assistant Dev. Svcs. Director

PLANNING APPLICATION SUMMARY

Location: 585/595 Anton Blvd. Application #: PA-07-18 / VT-17207
 Request: Symphony Towers High-Rise Residential project

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>Planned Development Commercial</u>	North: <u>The Lakes Pavilions Retail Center</u>
General Plan: <u>Urban Center Commercial</u>	South: <u>24-Hour Fitness / I-405 Freeway</u>
Lot Dimensions: <u>Approx. 850.5 ft. x 229 ft.</u>	East: <u>Emulex / Vacant Sakioka Lot 2</u>
Lot Area: <u>4.84 acres</u>	West: <u>Avenue of the Arts</u>
Existing Development: <u>Two restaurant buildings and surface parking lot areas</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Zoning Code or NCMSPP Requirement</u>	<u>Proposed Master Plan</u>
General Plan	100 du/ac ¹	100du/ac
Zone – PDC	100 du/ac 484 units	100 du/ac 484 units
Lot Size – Development Lot	One acre	4.84 acres 210,972 sq.ft.
Site Coverage – Overall Project:		
Buildings	Not Applicable	Not Applicable
Perimeter Open Space	20' abutting Public ROW	16' – 20' abutting Public ROW ²
Open Space	88,608 sf (42%) Open Space	Ground Level: 56,564 sf (27%) Amenity Deck: 63,442 sf (30%) ⁴
Min. private open space patio/balcony	Min. 100 sf	Min. 100 sf
Setbacks for Development Lot		
Front (Anton Blvd.)	20'	16' to 20' ²
Side (Avenue of the Arts)	20'	18' ²
Side (Interior property line on left)	None required	20'
Rear (interior)	None required	16'
Building Height	272' AGL/306' AMSL (Tower 1) 172' AGL/206' AMSL (Tower 2)	272' AGL/306' AMSL (Tower 1) 172' AGL / 206' AMSL (Tower 2)
Parking:³		
Residential - Tenant	1.5 to 2.0 spaces per unit Min. 726 spaces	Approx. 1.8 spaces per unit Min. 877 spaces
Residential - Guest	.5 spaces per unit for 50 units .25 spaces per unit above 50 Min. 146 spaces	149 spaces
Nonresidential Parking	2 spaces per 1,000 sq.ft. Min. 12 spaces	24 spaces
TOTAL	Min. 884 spaces⁵	1050 spaces⁵
Driveway Width:	Min. 16 ft.	> 40 ft. wide

¹ Site-specific density of 100 du/ac allowed in General Plan and NCMSPP.

² Final master plan approval will also include modification of existing landscape easements from 25 feet to 20 feet along Avenue of the Arts and Anton Boulevard. Minor encroachment of main buildings up to 4 feet in street setback/landscape easement requested.

³ North Costa Mesa Specific Plan allows approval of compact and tandem parking spaces.

⁴ Exceeds minimum 42% open space required if landscaped amenity deck is included, as allowed per NCMSPP.

⁵ Total parking supply may be adjusted accordingly with associated changes in proposed bedroom mix provided that the project conforms with the NCMSPP parking requirements.

BACKGROUND

In January 2007, City Council approved master plans for five different high-rise residential developments in North Costa Mesa:

- 3400/3420 Bristol Street (Site 1 – Segerstrom Town Center)
- 605 Town Center Drive (Site 2 – Orange County Museum of Art)
- 580 Anton Boulevard (Site 3 – The Californian at Town Center)
- 585 Anton Boulevard (Site 4 – Symphony Towers)
- 675 Anton Boulevard (Site 5 – Pacific Arts Plaza).

Preliminary master plan PA-05-47 was approved for the Symphony Towers High-Rise Residential project. The original proposal involved construction of two high-rise residential buildings and two mid-rise buildings. The currently proposed project includes a 26-story and 16-story high-rise buildings and no longer involves the two midrise structures.

ANALYSIS

Project Location

The 4.84-acre project site is located at 585/595 Anton Boulevard at the southeast corner of Anton Boulevard and Avenue of the Arts and is considered Area 6 of the North Costa Mesa Specific Plan (Vicinity Map, Attachment 1). This site is part of the South Coast Metro Center, which includes three 12-story office buildings owned by REEF, Inc., 24-hour Fitness, two restaurant buildings, and a retail center. Emulex is located in the easterly portion of South Coast Metro Center. The existing Macaroni Grill and vacant restaurant building (formerly Sensasian Restaurant) totaling 17,529 sq.ft. are proposed to be demolished.

Final Master Plan PA-07-18

The Zoning Code requires approval of a “final” master plan prior to development in a Planned Development Zone. The primary distinction is that “preliminary” master plans provide a general description of a proposed development, while a “final” master plan provides specific details regarding the site plan, floor plans, elevations, parking supply, landscape plan, architecture, on-site amenities, and vehicle/pedestrian circulation. Please refer to the color architectural renderings (Attachment 2) and site plan/floor plan/elevations (Exhibit “D” of Attachment 3).

- ***Tower I*** – Tower I is a 26-story high-rise residential building with 238 units (1, 2, and 3 bedrooms). Average unit sizes range from approximately 1,300 to 2,200 sq.ft. units. The luxury penthouse units greater than 3,000 sq.ft. in size are located on the 24th – 26th floors of the high-rise building. Along with the lobby/reception area, administrative offices for security and building personnel are located on the first floor.

A six-level parking structure will contain 515 parking spaces. The landscaped amenity deck on the sixth level of the parking structure consists of a swimming pool, sundeck, outdoor showers, and landscaped terraces with groundcover and low-lying planting. This “green” deck would incorporate green technology that would reduce stormwater runoff from the property by using rainfall as a water source for the living plant materials. Recreational amenity rooms which may

include a spa, indoor fitness facilities, and other service-oriented rooms are located on the sixth level of the building, adjacent to the six-level amenity deck.

- **Tower II** – Tower II is a 16-story high-rise residential building with 246 units. Average unit sizes range from approximately 1,800 sq.ft. to about 2,800 sq.ft. Six penthouse units greater than 3,000 sq.ft. are located on the 16th floor.

While Tower I exclusively contains residential uses, Tower II includes a 6,000 sq.ft. ancillary retail use on the first floor. Employee parking for the retail area is provided in the parking structure, and proposed commercial uses include café, sandwich shop, periodical store, drycleaning services, and other guest-related, service-oriented amenities.

The six-level parking structure will contain 535 parking spaces. Shared parking does not occur between the two towers. The landscaped amenity deck on the upper level of the parking structure is similar to the green deck in Tower II.

Master Plan Review

The following analysis provides analysis of the final master plan:

- **Proposed project would not result in significant traffic impacts and no mitigation is required.** The implementation of the Symphony Towers high-rise residential project would occur in place of an existing, unbuilt entitlement for a 300-room hotel and also involves the demolition of 17,529 sq.ft. of commercial uses. The net change in trips compared to General Plan conditions would result in an overall reduction of 869 average daily trips and of 18 trips in the pm peak hour. An incremental increase of 45 trips in the am peak hour is anticipated; however, this is considered a minor increase.

Table 1 - Project Development Summary and Net Change in Trips Compared to General Plan Conditions

Net Site Specific Acreage ¹	Existing Development Of Project Site ²	Previously Unbuilt Entitlement	Proposed High-Rise Buildings	Slated for Demolition	Net Change in Trips (General Plan Conditions compared to Proposed Project) ⁴
Symphony Towers – Sub-Area of South Coast Metro Center at 585/595 Anton Boulevard					
4.84 acres	17,529 sq.ft. of two restaurants	200,950 sq.ft. (300-key hotel)	26-story (Tower I) and 16-story (Tower II) high-rise buildings Total of 484 dwelling units 6,000 sq.ft. ancillary retail in Tower II ³	17,529 sq.ft. (2 existing restaurants)	+45 trips am peak hour <u>-18 trips pm peak hour</u> -869 trips ADT
NOTES:					
1. <i>Net Site Specific Acreage</i> – Refers to a smaller site area within the overall Specific Plan area where the development project is proposed.					
2. <i>Existing Development of Project Site</i> – Refers to existing development in the proposed development site area and not the entire Specific Plan area.					
3. Floor Area Ratio does not include square footage of parking areas, parking structures, elevator shafts, stairwells, and mechanical equipment rooms.					
4. A comparison of the existing General Plan conditions (including unbuilt planned entitlements and proposed demolition of structures) and the proposed project results in the "net change in trips."					

- Project is in conformance with General Plan. Council adopted General Plan Amendment GP-06-02 in January, 2002 for the North Costa Mesa High-Rise Residential projects. Table 2 summarizes the approved General Plan Amendment.

Table 2 - General Plan Amendment

Site	General Plan Land Use Designation	General Plan Amendment GP-06-02
Symphony Towers	Urban Center Commercial	<p>Land Use Element Add site-specific dwelling units density of 100 dwelling units per acre with a corresponding decrease in the FAR from 0.79 to 0.69 as a high-rise residential development option.</p> <p>Trip Budget - Increase AM Peak trip budget from 1,886 to 1,931 and decrease in PM Peak trip budget from 1,994 to 1,976 for residential option</p>
		<p>Noise Element Application of exterior noise standards to common outdoor recreational amenity areas located on the ground level and exclusion of 65 dB exterior noise standard to upper floors. the noise standard for the exterior areas shall only be applied to common outdoor recreational amenity areas located on the ground level. Recreational amenity areas located above the ground level and private balconies/patios shall be exempt from the exterior standard.</p>

- Building height and scale is appropriate for the City's urban center. The recently-approved Californian at Town Center and proposed Wyndham Hotel are approximately 25 stories. The Plaza Tower and Center Tower high-rise office buildings are about 20 stories. This area is considered the City's urban center; therefore, high-rise residential structures of the proposed height and scale are compatible with existing and proposed structures in this area.
- Overall architectural design and building materials promotes design excellence. The contemporary-style building features a precast concrete panel system, painted aluminum frame windows, a stainless steel storefront for Tower II, metal guardrails along the balconies, metal/glass canopies, and veneer-clad columns. As shown in the full-color architectural rendering, proposed building materials will include pre-cast concrete panels, custom etched glass, and variable stone surfaces.
- Site Plan considers vehicle movement and compatibility with existing commercial uses at South Coast Metro. In consultation with the Transportation Division, the applicant has incorporated the following to enhance vehicle circulation:
 - Two deceleration/right-turn lanes at Anton Boulevard.
 - Deceleration lane along east side of Avenue of Arts at Tower I.
 - Modification of Anton Boulevard street median to allow for a westbound left turn lane and eastbound right turn lane.

- Modification of private easement agreement with REEF to allow egress only to Avenue of the Arts
- Relocation of originally-proposed loading dock at Anton Boulevard to the southside of the property at Tower II.
- **Proposed parking exceeds minimum Code requirements.** The proposed parking complies with NCMSPP standards. The NCMSPP requires that tenant parking supply be provided in the range of 1.5 to 2.0 parking spaces per unit and that guest parking be provided at 0.5 spaces per unit with a 0.25 credit for units above 50. The amount of parking provided within the range is dependent upon the bedroom mix as shown in Table 3. It should be noted that the proposed parking does not include required off-site parking for the Lakes Pavilions Retail Center, based on a previously-recorded legal parking agreement. A condition of approval reflects that, unless the Lakes Pavilions is demolished, the parking arrangement would need to be adjusted to provide for the Pavilions off-site parking either in the proposed structures at the Symphony Towers site or elsewhere in the South Coast Metro Center property.

Table 3 - Parking Table

Parking Requirement ¹		Code Required ²	Proposed
Tower I (238 units)³			
Resident	1.5 to 2.0 spaces per unit	1.5 per unit 357 spaces	1.85 per unit 440 spaces
Guest	.5 spaces per unit for first 50 units .25 spaces per unit above 50	72 spaces	75 spaces
		429 spaces	515 spaces
Tower II (246 units)³			
Resident	Same as above	369 spaces	1.78 per unit 437 spaces
Guest	Same as above	74 spaces	74 spaces
Ancillary Retail	2 spaces per 1,000 sq.ft.	12 spaces	24 spaces
		455 spaces	535 spaces
TOTAL PARKING		884 spaces	1050 spaces
¹ Parking rate for resident parking is dependent on bedroom mix. ² Minimum rate of 1.5 spaces per unit assumes a majority of 1 and 2 bedroom units. ³ Tower I (10% 1 bedrooms, 78% 2 bedrooms, 12% 3 bedrooms). Tower II (12% 1 bedrooms, 70% 2 bedrooms, 18% 3 bedrooms).			

- **On-site recreational amenities comply with NCMSPP standards.** The project will include 63,442 sq.ft. of landscaped, amenity decks on the sixth level of the parking structure. The amenity deck and ground-level open space areas exceed the minimum 42% open space requirements by 5 percent. In addition, the minimum 100 sq.ft. private balconies comply with the private open space standards for common-interest developments.

- Minor Modification required for up to 4-foot encroachment of main buildings into front setback. Pursuant to Section 13-29(g)(6) of the Municipal Code, the 2 to 4 foot encroachment of the main building and architectural features into the 20-foot front setback at Avenue of the Arts and Anton Boulevard are considered minor encroachments. Given the amount of overall open space in the development and the size of the landscaped courtyard between Tower I and II, staff believes that the minor encroachment does not diminish the overall open space provided on-site.
- Reduction of landscape easements from 25 feet to 16 to 20 feet along Avenue of the Arts and Anton Boulevard. A 25-foot landscaped easement currently exists along Avenue of the Arts and Anton Boulevard within the project limits. When this landscaped easement was originally implemented, the easement was consistent with the 25' perimeter landscape setback required for planned developments. Since that time, this perimeter setback requirement was reduced to 20 feet for the Enclave and Californian at Town Center projects. Similar to these recently-approved development projects, the applicant is requesting a reduction in the landscape easement from 25 feet to 16 to 20 feet.

This is consistent with the current perimeter setback requirements in a planned development zone. The modified landscape easements shall be reflected on the final map. A modified landscape easement would still accommodate the 13-foot wide combination bike path/sidewalk required along the south side of Anton Boulevard and east side of Avenue of the Arts. A condition of approval requires that the landscape easements include a maximum 4-foot encroachment of the main buildings, tree wells, landscaping implements, and street furniture (tables/chairs). A maintenance agreement is also required as a condition of approval ensuring that the property owner maintains the landscaping and all improvements within this easement at their own cost.

- On-site Ancillary Retail Uses (6,000 sq.ft.) to primarily serve high-rise residents or walk-up retail customers. The maximum 6,000 square feet of walk-up retail shall consist of retail businesses with the primary purpose of supporting walk-up customers from surrounding businesses and the on-site residential community rather than drive-by customers. Permitted walk-up retail uses include, but are not limited to, periodical stand/kiosk, café, sandwich shop, juice bar, wireless internet café, neighborhood drycleaners, or other similar uses as deemed appropriate by the Development Services Director.

Vesting Tentative Tract Map VT-17207

The vesting tentative tract map will facilitate the proposed high-rise residential condominium development by allowing the individual units to be sold independent of one another. The map complies with City Code and the State Subdivision Map Act. The tract map involves subdivision of the property into two numbered lots for the high-rise residential towers and a lettered lot for pedestrian/vehicle circulation, open space, and common access. It should be noted that the vesting tentative tract map shows reduction from 25 feet to 16 to 20 feet in the width of the landscape easement dedicated to the City of Costa Mesa along Avenue of the Arts and Anton Boulevard. (Attachment 4, Subdivision Map).

The new residents would own the air spaces to the condominium units and balcony areas with access rights for common walkways or open space areas held in common by the homeowners association. Covenants, Conditions, and Restrictions (CC&Rs) are required to be recorded to ensure proper maintenance of the common areas.

Approval of the vesting tract map would allow the project to continue to be subject to the development standards and City fees in place at the time the map was deemed complete, even if standards later become more restrictive or City fees are increased. However, if the applicant concurs with conditions of approval for development impact fees that are yet to be in place (i.e. police services impact fees and library services impact fees), those development impact fees as described in the mitigation monitoring program would also be applicable to the project.

ENVIRONMENTAL DETERMINATION

Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. Council certified the Program EIR on November 21, 2006. The Final Program EIR and technical appendices may also be downloaded from the City's website at: www.ci.costa-mesa.ca.us. Following is a summary of the environmental impacts.

Table 4 - Summary of Significant Environmental Impacts

Environmental Topic Requiring Mitigation	Level of Significance after Mitigation
Transportation and Circulation	Less than Significant
<i>Air Quality*</i>	<i>Significant</i>
Noise	Less than Significant
Geology and Soils	Less than Significant
Hydrology and Water Quality	Less than Significant
Hazards & Hazardous Materials	Less than Significant
<i>Public Services – Library Services*</i>	<i>Cumulatively Significant Impact</i>
Utilities and Service Systems	Less than Significant

LEGAL REVIEW

The City Attorney's office has approved the attached resolution as to form.

ALTERNATIVES CONSIDERED

Planning Commission may consider the following:

1. *Approve Final Master Plan/Tentative Map.* As recommended by staff, this action will allow the applicant to proceed with development of high-rise residential uses, including ancillary retail uses, at South Coast Metro.
2. *Deny Final Master Plan/Tentative Map.* If the project were denied, the applicant could not submit a modified proposal for Council consideration for six months. Denial of the final master plan does not affect the previously-approved preliminary master plan for the site-specific density and FAR for high-rise residential uses.

CONCLUSION

When Council approved the preliminary master plan for the Symphony Towers High-Rise Residential project, Council stressed the importance of the proposal to be within the development capacity of the General Plan, to feature ownership units, and to exhibit architectural design excellence showcasing the City's cultural arts center. The proposed Symphony Towers project complies with these important objectives. The proposed project would create a unique housing type and, along with the other proposed residential high-rises in North Costa Mesa, be among the first of this kind of housing type in the city. The new buildings will feature world-class architecture designed by a renown architect, and the high-rise building will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center.

Attachments: 1. Vicinity Map
 2. Architectural Renderings of Symphony Towers
 3. Resolution
 Exhibit "D": Site Plan/Elevation/Floor Plans and Vesting Tentative Tract Map

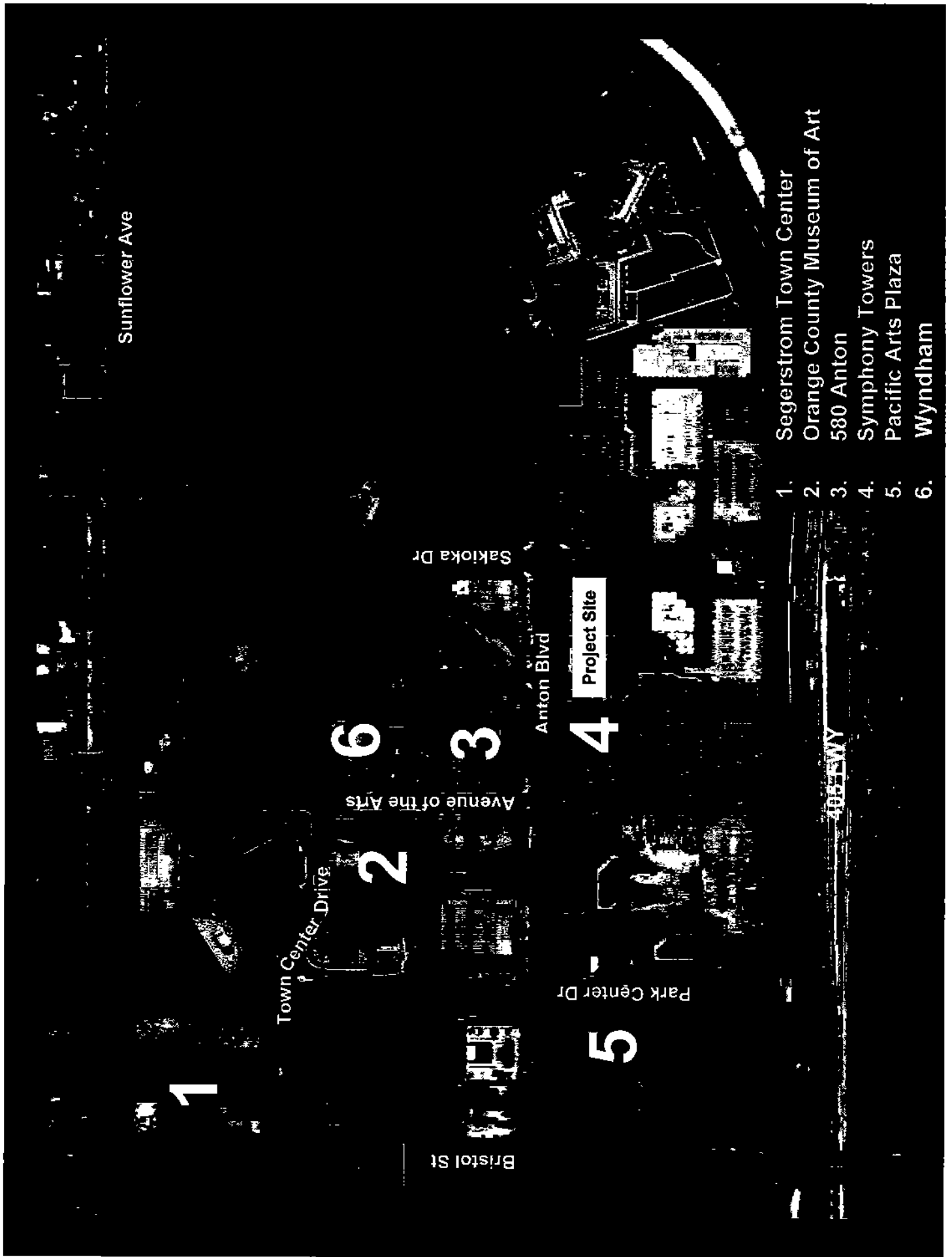
Previously Approved by City Council

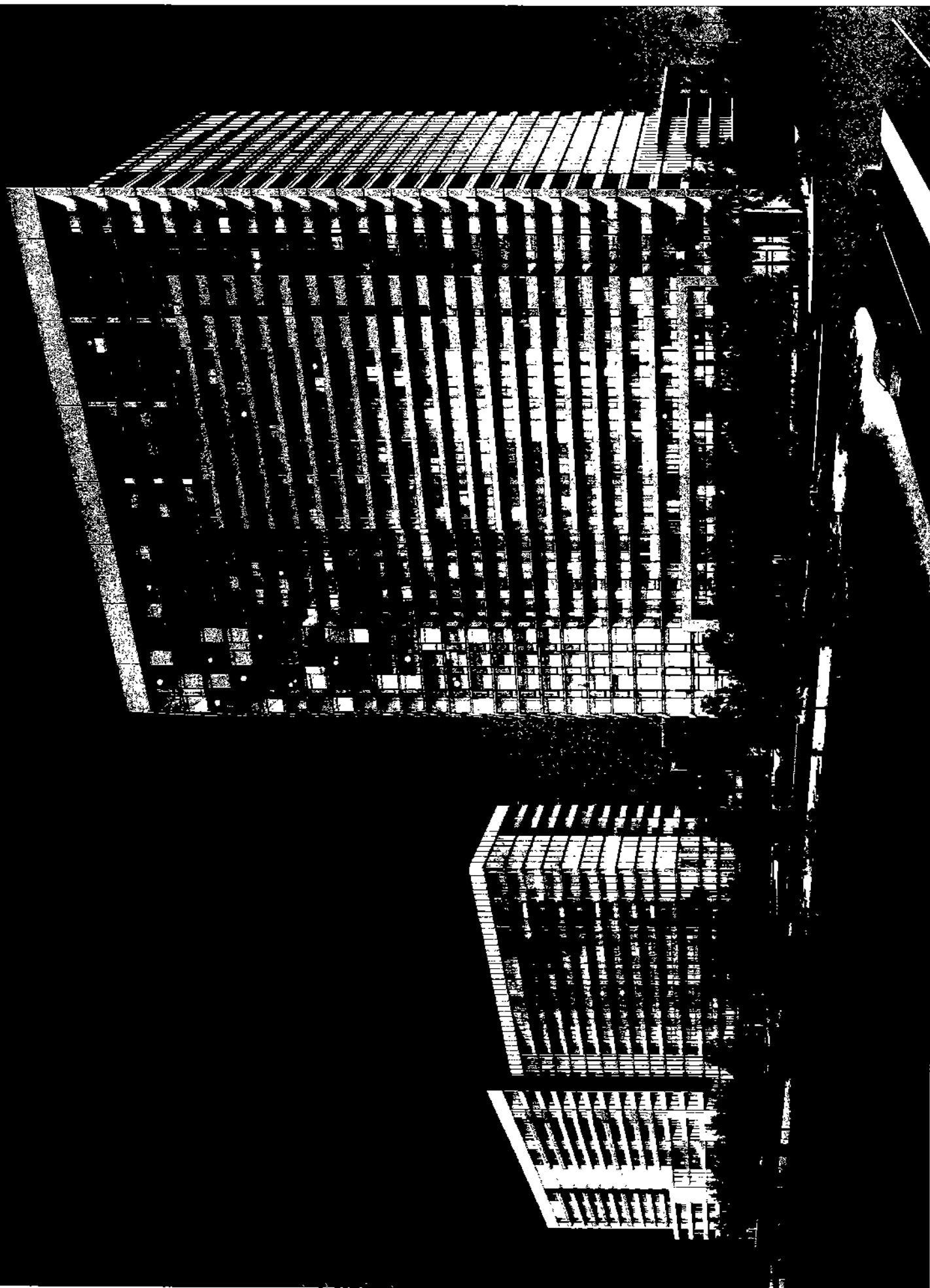
- Final EIR for the North Costa Mesa High-Rise Residential Projects
 - Preliminary Master Plan for Symphony Towers, January, 2002
- Note: These documents are available on the city's website at www.ci.costa-mesa.ca.us and are available upon request from the Planning Division at 714 754-5245.*

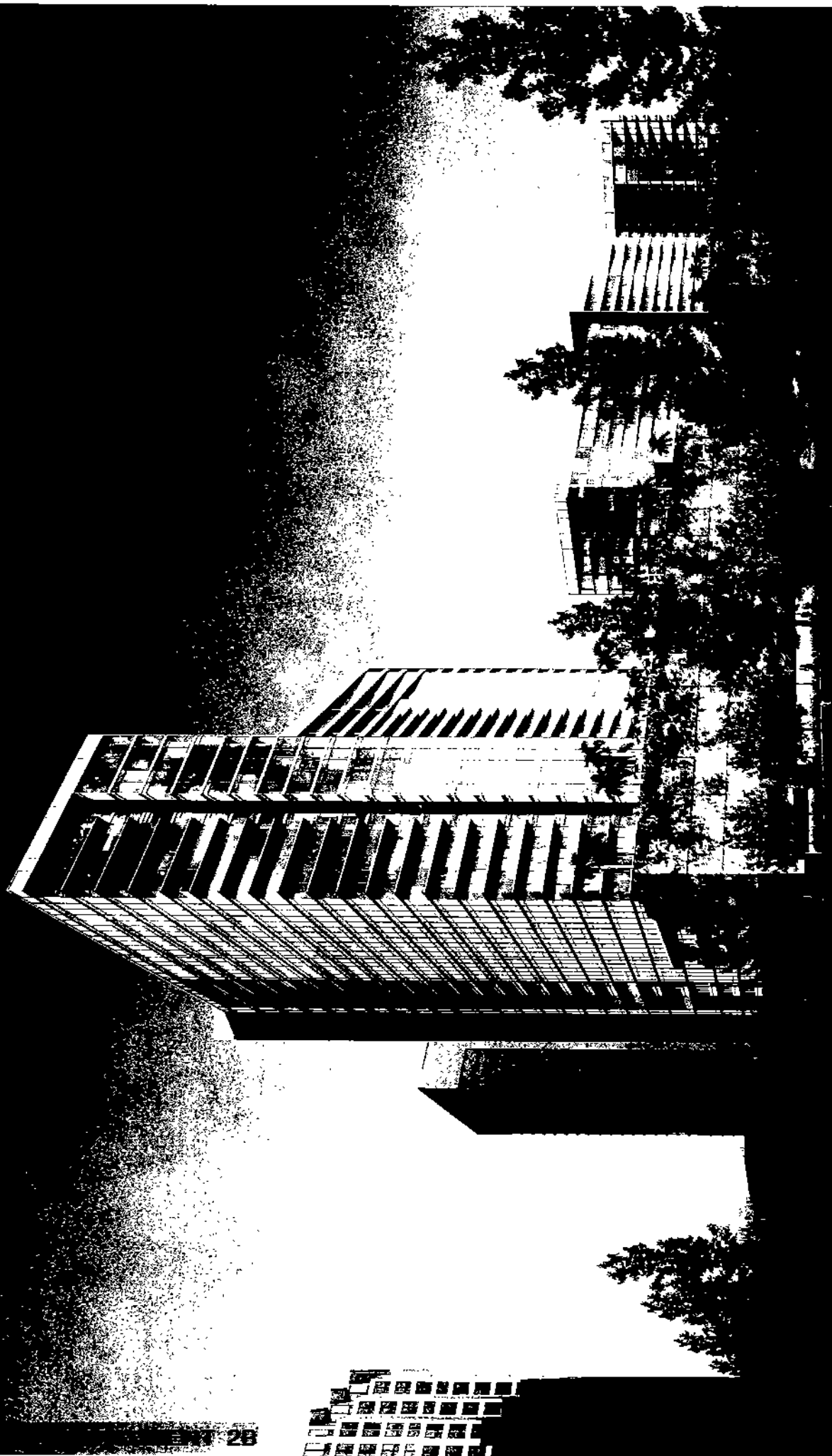
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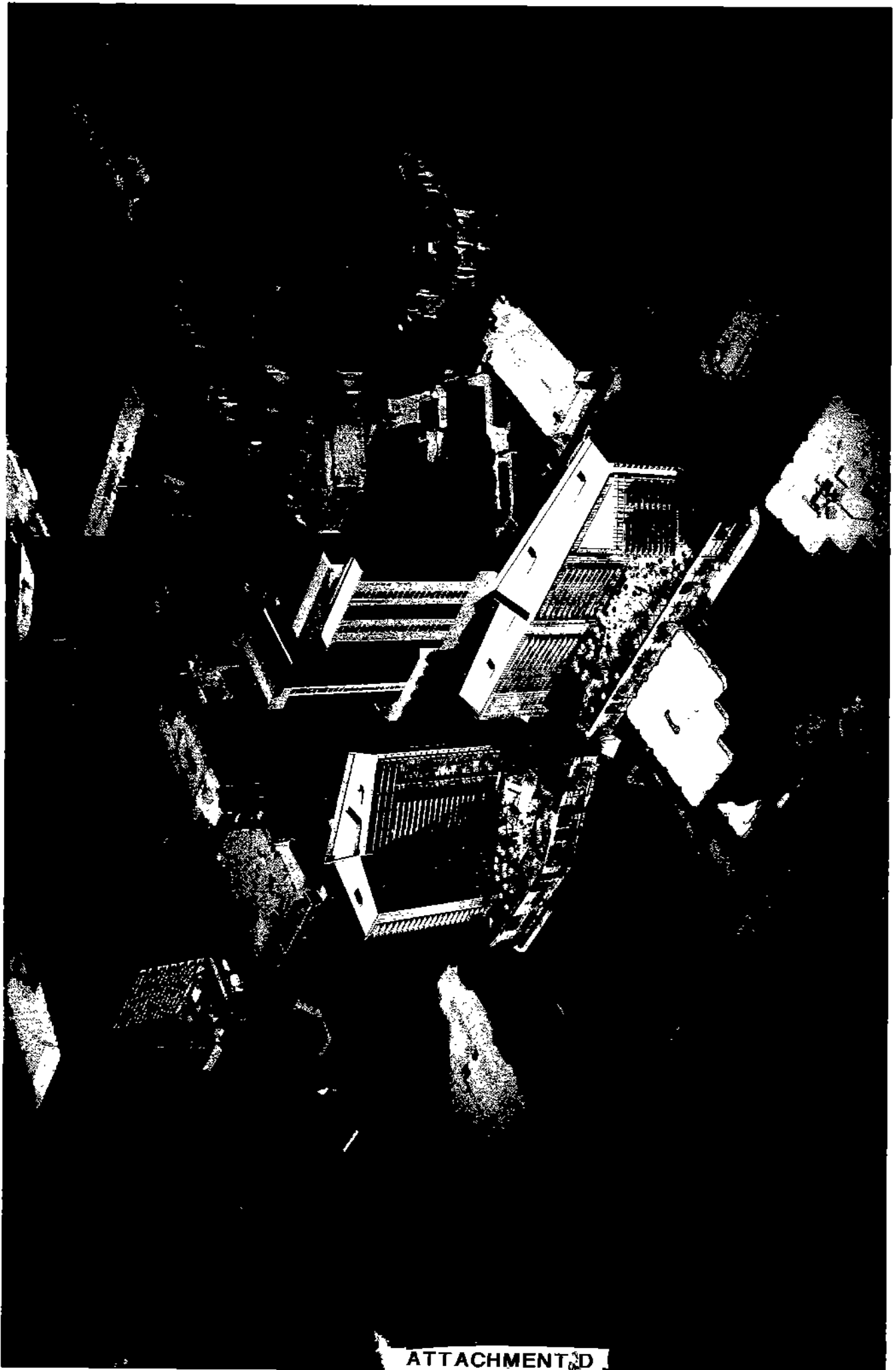








AERIAL VIEW LOOKING NORTHWESTERLY



ATTACHMENT D

RESOLUTION NO. PC-07-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING FINAL MASTER PLAN PA-07-18 AND VESTING TENTATIVE TRACT MAP VT-17207 FOR THE SYMPHONY TOWERS HIGH-RISE RESIDENTIAL PROJECT AT 585/595 ANTON BOULEVARD IN A PDC ZONE.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, an application was filed by Patrick Tooley of Wilson Meany Sullivan, authorized agent for J.K. Sakioka Company/Stockbridge/South Coast/AMS Craig, for the Symphony Towers High-Rise Residential Project at 585/595 Anton Boulevard in Area 6, South Coast Metro Center, of the North Costa Mesa Specific Plan;

WHEREAS, the proposed Symphony Towers project is comprised of the following: (1) Final Master Plan PA-07-18 for (a) demolition of 17,529 sq.ft. of existing restaurants and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1040 parking stalls, and an additional 6,000 sq.ft. of ancillary retail in Tower II located at 585/595 Anton Boulevard in a PDC zone; and (2) Vesting Tentative Tract Map VT-17207 for a subdivision for common-interest development purposes and a reduction of the landscape easement (25 feet--existing, 16 to 20 feet--proposed) adjacent to Avenue of the Arts (east side) and Anton Boulevard (south side) within the project limits;

WHEREAS, Final Master Plan PA-07-18 includes a minor modification for a maximum 4-foot encroachment of the main building and architectural design features into the 20-foot open space perimeter setback along Avenue of the Arts and Anton Boulevard (20-foot setback required, 16 to 20 foot setback proposed);

ATTACHMENT 3

WHEREAS, Vesting Tentative Tract Map VT-17207 includes a five foot reduction in the landscape easement along the east side of Avenue of the Arts and south side of Anton Boulevard within the project limits from 25 feet to 16 to 20 feet. Minor encroachments of the main buildings and specified items may be allowed in the landscape easement. The modification of the landscape easements and vacation of the existing bus turnout on Anton Boulevard requires City Council approval;

WHEREAS, The site-specific residential density of 100 dwelling units per acre and site-specific nonresidential FAR of .03 FAR is a development option for the Symphony Towers subarea of Area 6, South Coast Metro Center, in the North Costa Mesa Specific Plan. City Council approved this maximum allowable density/FAR pursuant to the adoption of General Plan Amendment GP-06-02 and North Costa Mesa Specific Plan Amendment SP-06-02 in January 2007.

WHEREAS, Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final EIR is complete and adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, the City Council certified Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects, inclusive of the proposed Symphony Towers project, by adoption of Resolution No. 06-94 on November 21, 2006;

WHEREAS, the City Council approved Preliminary Master Plan PA-05-47 for the Symphony Towers in January 2007. The preliminary master plan establishes a high-rise residential development option that complies with total number of residential units and non-residential building square footage, floor area ratio, and trip budget maximums identified for this sub-area in Area 6 of the North Costa Mesa Specific Plan, as amended per SP-06-02;

WHEREAS, the Federal Aviation Administration (FAA) issued a No Hazard Determination on October 31, 2006, which established a maximum building height of 306 feet above mean sea level (approx. 274 feet above ground level) and 206 feet above mean sea level (approx. 173 feet above ground level) for specified areas of the project site at 585/595 Anton Boulevard;

WHEREAS, pursuant to Public Utilities Code 21676, the City Council overruled the Orange County Airport Land Use Commission's Determination of Inconsistency by separate resolution in January 2007;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 8, 2007 with all persons having been given the opportunity to be heard both for and against the proposed project;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit "A", and subject to conditions of approvals/mitigation measures contained in Exhibits "B" and "C", the Planning Commission hereby APPROVES Final Master Plan PA-07-18 and VT-17207 (Exhibit "D") with respect to the property described above.

BE IT FURTHER RESOLVED that, subsequent to the approval of Final Master Plan PA-07-18, any future dedication of land for roadway purposes, including but not limited to, any required deceleration lanes and vehicle turnout lanes on Anton Boulevard and Avenue of the Arts within the project limits will not diminish the previously-approved maximum allowable development of 484 units and 6,000 sq.ft. of ancillary retail uses for the Symphony Towers site;

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that its recommendation for the approval of Final Master Plan PA-07-18/VT-17207 is expressly predicated upon applicants' compliance with each and all conditions of approvals contained in Exhibit "B" and Mitigation Monitoring Program contained in Exhibit "C".

PASSED AND ADOPTED this _____th day of _____, 2007

DONN HALL
Chair, Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on _____, 2007 by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

KIMBERLY BRANDT, AICP
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. Pursuant to Section 13-29(g)(5) of the Municipal Code, Final Master Plan PA-07-18 meets the broader goals of the 2000 General Plan and North Costa Mesa Specific Plan by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed project would create a unique housing type and will be among the first of this kind of housing type in Costa Mesa. The new building will feature world-class architecture designed by a renowned architect, and the high-rise residential structure will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center. The proposed project would meet the housing needs of the high-income segments of the community at a level no greater than which can be supported by planned infrastructure improvements.
- B. The creation of the subdivision and related improvements is consistent with the General Plan and North Costa Mesa Specific Plan.
- C. The proposed residential use of the subdivision is compatible with the General Plan. The approval of the subdivision will allow home ownership opportunities without impacting rental housing. This is consistent with the goals, objectives, and policies of the General Plan Land Use and Housing Element.
- D. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Vesting Tentative Tract Map VT-17207 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- E. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- F. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights- of-way and/or easements within the tract.
- G. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- H. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Final Environmental Impact Report (EIR) No. 1052 was prepared for the final master plan, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been

included as conditions of approval that reduce impacts to the fullest extent reasonable and practicable.

- I. Mitigation Measures from Final EIR #1052 have been included as conditions of approval. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
- J. The findings with respect to the environmental effects of the project are in the document, "CEQA Statements of Findings, Facts and Overriding Consideration for the North Costa Mesa High Rise Residential Projects", attached to the City Council resolution for the General Plan Amendment GP-06-03.
- K. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat. The project site consists of ornamental, non-native vegetation and does not contain, nor is it in proximity to, any sensitive habitat areas.
- L. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections.
- M. The project has been reviewed for conformity with the Orange County Congestion Management Program (CMP) requirements and the additional traffic generated by the project does not cause the CMP highway system to exceed LOS "E".
- N. The site-specific residential density of 100 dwelling units per acre and site-specific nonresidential FAR of .03 FAR is a development option for this subarea of Area 6, South Coast Metro Center, in the North Costa Mesa Specific Plan. City Council approved this maximum allowable density/FAR pursuant to the adoption of General Plan Amendment GP-06-02 and North Costa Mesa Specific Plan Amendment SP-06-02 in January 2007. Subsequent to the approval of Final Master Plan PA-07-18, any future dedication of land for roadway purposes, including but not limited to, any required deceleration lanes and vehicle turnout lanes on Anton Boulevard and Avenue of the Arts within the project limits will not diminish the previously-approved maximum allowable development of 484 units and 6,000 sq.ft. of ancillary retail uses for the Symphony Towers site. The land dedications are critical roadway improvements required to enhance vehicle circulation and traffic safety for the high-rise residential development.
- O. The proposed high-rise residential buildings as conditioned shall include the City of Costa Mesa's building and fire safety standards for high-rise residential development.
- P. The proposed high-rise residential structures have been submitted for review by the Federal Aviation Administration (FAA). The project shall be constructed in accordance with the FAA Determination of No Hazard issued in October, 2006 or most current FAA

Determination of No Hazard. The FAA Determination of No Hazard issued established a maximum building height of 306 feet and 207 feet above mean sea level for the proposed high-rise residential buildings at 585/595 Anton Boulevard.

- Q. Pursuant to Section 13-29(g)(6) of the Municipal Code, the maximum 4-foot encroachment of main buildings and architectural design features into the 20-foot front setback at Avenue of the Arts and Anton Boulevard are considered improvements that will not be materially detrimental to the health, safety, and general welfare of persons residing or working with the immediate vicinity of the project or to the property and improvements within the neighborhood. These minor encroachments are compatible with surrounding properties and will enhance the architecture and design of proposed mixed-use development in the existing cultural arts center. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development Symphony Towers.
- R. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of an on-site fire hydrant(s) as required by the Costa Mesa Fire Department.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Final Master Plan PA-07-18/VT-17207 shall comply with the conditions of approval, code requirements, and mitigation measures of Final EIR No. 1052 for this project and as listed in the attached Mitigation Monitoring Program (Exhibit "C"). Additional conditions of approval are also included as part of the Mitigation Monitoring Program.
2. Mitigation Measures from Final EIR #1052 have been included as conditions of approval. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
3. The conditions of approval and code requirements for PA-07-18/VT-17207 shall be blueprinted on the page following or containing the site plan.
4. Prior to issuance of building permits, the developer shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The CC&Rs shall contain provisions that effectively implement the following requirements: (1) require that the homeowner's association (HOA) effectively manage tenant and guest parking onsite and employ necessary measures (e.g. valet parking, mechanical lift parking, tandem parking, etc.) as needed. If onsite parking is not appropriately managed by the HOA, the Development Services Director shall require implementation of corrective measure(s) to address onsite parking problems in the future; (2) require that the HOA contract with a towing service to enforce the parking regulations; (3) require that the HOA prohibit any clothing, beach towels, banners, textiles, or any other items deemed as visual clutter to be hung from private balconies; (4) Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.
5. The parking management plan shall be approved by the Development Services Director and Transportation Manager prior to issuance of building permits. The Parking Management Plan shall denote the following: (1) Method of allocation of assigned parking; (2) Location of visitor parking including appropriate signage; (3) Location of security gates if any, and how gates will be operated; (4) Location of employee parking.

6. Dependent on the final mix of bedroom types for the dwelling units and total square footage of nonresidential areas, the number of parking stalls and parking design configuration may be adjusted. If this mix is modified, a final parking study shall be reviewed/approved by the Development Services Director prior to issuance of a building permit. The shared parking study shall demonstrate the following:
 - a) Tenant parking is within the range of 1.5 to 2.0 spaces per unit, and guest parking is provided at a minimum of 0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50, as stipulated in the North Costa Mesa Specific Plan.
 - b) Nonresidential parking, including shared parking within the residential guest parking areas, complies parking rate for ancillary retail uses as deemed appropriate by the Development Services Director.

Final parking supply of any revised development scenario (i.e. revision in unit mix and square footage of nonresidential areas) shall conform to a shared parking study completed for the project and approved by the Development Services Director.

7. Off-site parking for the Lakes Pavilions Retail Center shall be provided on the South Coast Metro Center property pursuant to an existing parking agreement. Parking supply for the Symphony Towers project shall also provide for the 32 required parking spaces within the proposed structures or elsewhere on the South Coast Metro Center property, unless the Lakes Pavilions Retail Center is demolished.
8. Prior to issuance of the final certificate of occupancy for Tower II, displaced parking shall be provided for the existing commercial uses at South Coast Metro in the form of an on-site parking structure(s). The applicant shall seek and obtain approval of a final master plan for the parking(s) from the Planning Commission.
9. The FAA No Hazard Determination shall be current and valid at the time of issuance of a building permit. Any required modifications to the building, including but not limited to, the building height or appurtenances, required by the No Hazard Determination shall be reflected in the building plans prior to building permit issuance.
10. If approved, the final map submitted to City Council shall be revised to show a reduction of the landscape easement along the east side of Avenue of the Arts and south side of Anton Boulevard within the project limits from 25 feet to 16 to 20 feet. The site plan submitted for building plan check shall show the reductions, if approved by City Council. Vacation of the existing bus turnout and modification of the landscape easement shall occur prior to issuance of building permits for

the proposed project.

11. Prior to approval of the final map, developer shall submit a site plan showing the location of a 13-foot wide sidewalk/bike trail, where possible, along the east side of Avenue of the Arts and south side of Anton Boulevard for the approval of the Development Services Director and Transportation Services Manager. The 8-foot sidewalk on Anton Boulevard shall be constructed in accordance with Master Plan of Highways requirements. Minor encroachment of the main building structures and street furniture may be located within the landscape easement subject to the approval of the Transportation Services Manager and Development Services Director. Permissible encroachments may include concrete walkways and steps, water features, landscape/area lighting, 18" to 24" raised planters, site furnishings (tables and chairs), tree wells with metal grates, portions of the main buildings no greater than 4 feet into the 20-foot front setback, and any other similar minor structures.
12. The 6,000 square feet of walk-up retail shall consist of retail businesses with the primary purpose of supporting pedestrians and the on-site residential community rather than drive-by customers. Permitted walk-up retail uses include, but are not limited to, periodical stand/kiosk, café, sandwich shop, juice bar, wireless internet café, neighborhood drycleaner, or other similar uses as deemed appropriate by the Development Services Director. Prior to issuance of a certificate of occupancy, developer shall provide a matrix of permitted walk-up retail uses to be approved by the Development Services Director.
13. Prior to issuance of a building permit, on-site designated parking spaces for employees of the ancillary retail uses shall be provided to the satisfaction of the Development Services Director. No on-site parking spaces shall be reserved for customers.
14. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes.
15. Developer shall submit a signed and completed Maintenance Agreement to the satisfaction of the Development Services Director and City Attorney's office requiring the developer to be 100% responsible for maintenance of the landscape easement and parkway area along Avenue of the Arts and Anton Boulevard within the project boundaries.
16. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
17. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape

- plan, and/or floor plan.
18. The range of primary street addresses shall be displayed on a complex identification sign visible from the street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.
 19. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 20. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official and City Engineer prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of the subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 21. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
 22. Prior to submission of a final landscape plan, developer shall seek approval from the Parks and Recreation Commission for the removal of any trees within the public right-of-way. Commission will require that the City be compensated for the loss of street trees in the public right-of-way pursuant to a 3-to-1 tree replacement ratio. Any conditions imposed by the Parks and Recreation Commission shall be identified on the final landscape plan. The developer is advised that the approval process may take up to three months; therefore, it is advised to identify any affected trees and make a timely application to the Parks and Recreation Commission to avoid possible delays.
 23. There shall be no signage on the high-rise residential towers located above the second floor of the buildings. Building wall signage shall be limited to identification of the residential development or walk-up retail businesses.
 24. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable

- communication service.
25. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 26. Nighttime lighting shall be minimized to provide adequate security and creative illumination of building, sculptures, fountains, and artwork to the satisfaction of the Development Services Director. Any lighting under the control of the developer shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
 27. High-rise residential structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible.
 28. Developer shall submit any minor amendments to the Final Master Plan to the Development Services Director for review and approval prior to submission of working plans/drawings for plan check. In addition to the minor amendments described in Section 13-28 (g) (3) of the Municipal Code, architectural design revisions are considered minor amendments. Developer shall submit complete plans for different floor plan models.
 29. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff.
 - Eng. 30. Developer shall maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
 31. Developer shall comply with any conditions of approval as indicated in the City Engineer's letter provided under separate cover.
 - Trans. 32. Developer shall construct wide flare or radius curb drive approaches at locations identified on site plan. Developer shall comply with minimum clearance requirements from property lines and any vertical obstructions.
 33. Developer shall relocate/remove affected utilities and parkway trees on Anton Boulevard and Avenue of the Arts to accommodate new driveway approaches and loading dock areas.
 34. Prior to issuance of building permits for the parking structure, developer shall submit a final parking management plan denoting (1) method of allocation of assigned parking; (2) location of visitor parking including appropriate signage; (3) location of security gates and how these gates will be operated; (4) Location of employee parking.
 35. Developer shall incorporate any recommendations made by the Transportation Services Manager that may address design of underground parking area to enhance internal traffic circulation between

the on-site plaza area and Avenue of the Arts.

36. Prior to issuance of building permits, developer shall seek and obtain City Council approval of the following: (1) any reduction in the 25-foot landscape easement along Avenue of the Arts and Anton; (2) vacation of the existing bus turnout on Anton Boulevard; (3) dedication of sufficient land for the construction of right turn lanes on Anton Boulevard and the loading dock turnout on Avenue of the Arts; (4) revise site plan to show existing 25-foot landscape easement to be modified to 16 to 20 feet.
37. Construct median modifications on Anton Boulevard to accommodate left turn movements into the site and provision for dual left turn lanes eastbound on Anton Boulevard and Sakioka Drive.
38. Identify ramp slopes within the parking structure and comply with the City's ramp slope standards. Ramps with parking shall not exceed 5 percent slope.
- Fire 39. Developer shall comply with the City of Costa Mesa's Building and Fire Safety Standards for High-Rise Residential Development to the satisfaction of the Building Official and Fire Chief. These standards are contained in a publication issued by the City, previously provided to the developer. Additional fire hydrants may be required. Contact the Planning Division at (714-754-5278) for additional copies of this publication. Developer shall meet with the Fire Department for guidance with regard to meeting Costa Mesa Fire Department requirements.
40. Any required fire hydrant shall be installed and operable prior to the initiation of combustible construction.
41. The applicant shall participate in the upgrading of fire protection facilities according to a formula developed by the City. Specifically, the contribution for a paramedic fire engine shall be made prior to issuance of building permits.
- Police 42. Developer shall work with the Police Department in implementing security recommendations to the maximum extent feasible. For example, developer shall provide 24-hour on-site private security for the proposed project, install an on-site video surveillance system that will be monitored by on-site security personnel, and install a controlled access system for all pedestrian and automobile access.



CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

FROM THE OFFICE OF THE CITY MANAGER

September 4, 2007

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tract No. 17207
LOCATION: 585 and 595 Anton Blvd

Dear Commissioners:

Tentative Tract Map No. 17207 as furnished by the Planning Division for review by the Public Services Department, consisting of a one-lot subdivision to facilitate a 484 unit, two tower high-rise residential and retail condominium development. Vesting Tentative Tract Map No. 17207 meets the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11, and section 66491(a) of the Subdivision Map Act.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
5. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Vehicular and pedestrian access rights to Anton Boulevard and Avenue of the Arts shall be released and relinquished to the City of Costa Mesa except at approved access locations.

8. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
9. Coordinate and process the vacation of existing easements and dedicate new easements as needed.
10. The Subdivider shall submit a cash deposit of \$1500 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
11. A Subdivision Agreement and cash deposit or surety bond shall be submitted to the City Engineer to guarantee construction of off-site improvements. The amount shall be determined by the City Engineer.
12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which shows existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
13. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
14. Emergency outlets shall be provided at all sump locations. Emergency outlets shall be designed to convey the 100-year storm flow.
15. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
16. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to Approval of Final Map.
17. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
18. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
19. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
20. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

21. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
22. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
23. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
24. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
25. The elevations shown on all plans shall be on Orange County benchmark datum.
26. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
27. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.

Sincerely,



Ernesto Munoz, P. E.
City Engineer

/ch (Engr. 2007/Planning Commission Tract 17207)



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**